086.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	911,700 / 911,700
					USE VALUE:	911,700 / 911,700
					ASSESSED:	911,700 / 911,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALKLET JUDITH C/ TRUSTEE
Owner 2:	WALKLET REALTY TRUST
Owner 3:	
Street 1:	104 MADISON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WALKLET JUDITH C & JOHN J III -
Owner 2:	-
Street 1:	104 MADISON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1976, having primarily Wood Shingle Exterior and 1910 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	459,500	700	451,500	911,700
Total Card	0.172	459,500	700	451,500	911,700
Total Parcel	0.172	459,500	700	451,500	911,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 477.33 /Parcel: 477.33

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 54381

GIS Ref

GIS Ref

Insp Date 07/12/18

!7012!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 086.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	459,500	700	7,500.	451,500	911,700		Year end	12/23/2021
2021	101	FV	444,400	700	7,500.	451,500	896,600		Year End Roll	12/10/2020
2020	101	FV	444,400	700	7,500.	451,500	896,600	896,600	Year End Roll	12/18/2019
2019	101	FV	366,600	800	7,500.	445,100	812,500	812,500	Year End Roll	1/3/2019
2018	101	FV	316,100	800	7,500.	341,900	658,800	658,800	Year End Roll	12/20/2017
2017	101	FV	316,100	800	7,500.	322,500	639,400	639,400	Year End Roll	1/3/2017
2016	101	FV	316,100	800	7,500.	296,700	613,600	613,600	Year End	1/4/2016
2015	101	FV	295,200	800	7,500.	277,400	573,400	573,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:51:52

LAST REV

Date	Time
04/09/20	14:41:42

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALKLET JUDITH	74182-142	1	2/25/2020	Convenience	99	No	No		
ALTMAN GREGORY	71644-22		9/20/2018		1,100,000	No	No		
ALTMAN GREGORY	63067-549		12/16/2013	Convenience	1	No	No		
ABBOTT FREELAND	54237-428		2/1/2010	Change>Sale	380,000	No	No		
ABBOTT FREELAND	44191-73		11/30/2004	Family	1	No	No		
	14440-137		10/1/1981		82,000	No	No	Y	

USER DEFINED

Prior Id # 1:	54381
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2018	1517	Redo Bas	51,300	O				
4/5/2010	250	Addition	261,273					REDO 2 BATH & KIT
6/9/1999	326	Manual	2,200					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	MEAS&NOTICE	PH	Patrick H
10/28/2010	Info Fm Plan	BR	B Rossignol
10/26/2009	Info By Phon	BR	B Rossignol
12/2/2008	Meas/Inspect	189	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Meas/Inspect	263	PATRIOT
8/6/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	451,500	Spl Credit		Total:	451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1976	Eff Yr Blt:	2010
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.8	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.19973826
Const Adj.:	0.99989998
Adj $ / SQ:	131.958
Other Features:	110920
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	463226
Depreciation:	3706
Depreciated Total:	459521

COMMENTS

OF=SINK IN BMT & XTRA SINK IN MBTH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

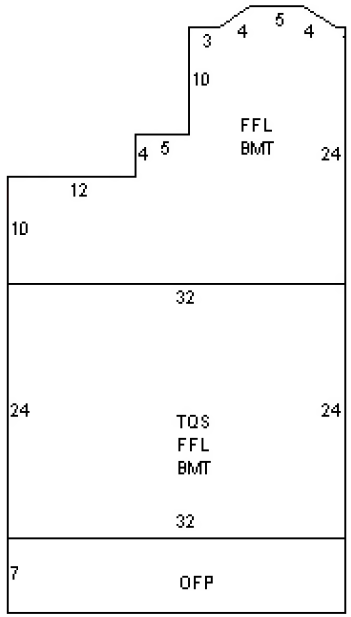
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	145.15
Special Features:	0	Val/Su Net:	132.50
Final Total:	459500	Val/Su SzAd	240.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,334	39.590	52,810
FFL	First Floor	1,334	131.960	176,032
TQS	3/4 Story	576	131.960	76,008
OFP	Open Porch	224	23.860	5,345

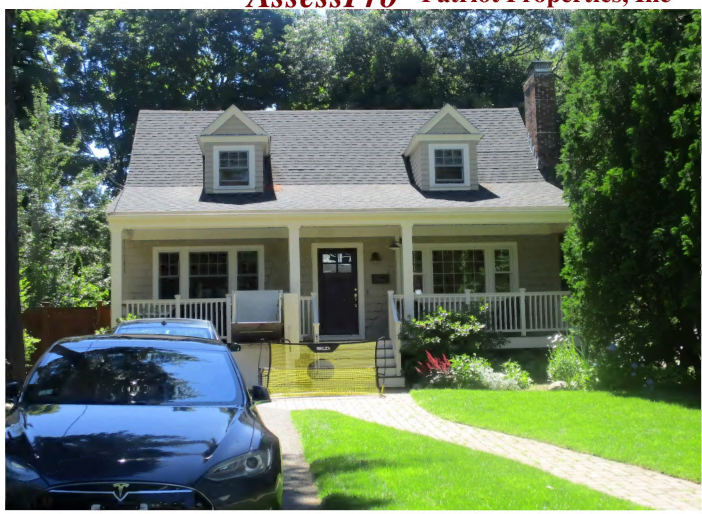
Net Sketched Area:	3,468			Total:	310,195
Size Ad	1910	Gross Area	3660	FinArea	1910

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

086.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	12X12	A	AV	1980	7.39	T	31.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700